

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: January 9, 2018

Re: **West End Lofts Site Plan**

I have reviewed following new materials: a January 5, 2018 cover letter from Insite Engineering, January 5, 2018 Preliminary Plat, and five sheets of a 14-sheet Site Plan set, including CS-1, EX-1, SP-1, SP-2.1, and SP-2.2, all with the latest revision date of January 5, 2018.

### **Proposal**

The applicant is proposing three 3-4 story buildings containing 98 apartments in the Linkage District.

### **Comments and Recommendations**

1. The word "Preliminary" should be removed from the Plat.
2. The applicant should be prepared to explain to the Board the details of the NYSDOT taking area and proposed License Improvement Area.
3. The Alternative Plan for the northern entrance to Building 2 does not appear to allow for ADA-compliant access.
4. If not already completed, the project requires a waiver from City Council under the Affordable Workforce Housing section of the zoning code. The waiver will allow this project to move forward without certain provisions inconsistent with its state funding sources.
5. The walkway needs to be coordinated with the approved site plan for The View, and the City should secure a public access agreement for the walkway.

All other portions of the plans seem acceptable from a planning perspective. If you have any questions or need more information, please feel free to contact me.

John Clarke, Beacon City Planning Consultant

c: Tim Dexter, Building Inspector  
Jennifer L. Gray, Esq., City Attorney  
Arthur R. Tully, P.E., City Engineer  
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